

GDM FH  
SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

## RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 2/24/2015

FR TO:

PW

TO

FROM:

Steve McMasters (805-781-5096 or smcmasters@co.slo.ca.us)  
Coastal Team / Development ReviewFEB 25 2015  
FEB 25 2015COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS

**PROJECT DESCRIPTION:** DRC2014-00082 CALTRANS - Caltrans has applied to the County for a Minor Use Permit to amend D010029P to eliminate the development of two single family residences authorized under D010029P, and to recognize the development of the relocated Highway 1 as approved by the California Coastal Commission (CDP 3-13-012). The project is located at 255 and 270 Via Piedras Blancas, on the east side of Highway 1, approximately two miles north of Piedras Blancas, approximately 8 miles north of the community of San Simeon, North Coast Planning Area. (See following pages for additional description/background information.)

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

## PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

## PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

## PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend Approval, No concerns

3.6.15  
DateCin Comh  
Name5271  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org



**RE: DRC2014-00082 CALTRANS, Coastal E-Referral, MUP, Piedras Blancas**

**Robinson, Daniel@Coastal** to: smcmasters@co.slo.ca.us,  
dhawkins@co.slo.ca.us

03/18/2015 03:54 PM

Cc: "Boudreau, Cecilia J@DOT"

History: This message has been forwarded.

Hi Steve (and Cecilia) – please accept these initial new project referral comments on the proposed MUP/CPD to amend the Sani CDP pursuant to CDP 3-13-012, addressing Special Condition 10a (Sani CDP amendment) and Special Condition 11 (through changes to the recorded documents on the Sani property).

In general, the proposal to amend the existing Sani CDP and consolidate the existing recorded documents into one stand-alone scenic and conservation easement (or the like) follows our expectations for this required condition compliance. We do have the following suggestions to ensure all parties have the information needed to analyze the project.

Thus, we would appreciate:

1. A more descriptive project description (e.g. explain what “abandonment,” “removal,” and “demolition” means in detail and explain the difference between them). Also an explanation as to why some things would be abandoned and some things would be removed. Why is Caltrans proposing to, for example, remove utilities but abandon the septic tank?
2. Further clarification on the proposal for two 100-foot radius easements and the proposed allowance for construction of replacement wells within each easement. What would happen if the wells in the future would need to be relocated outside of the 100 foot easement area? Would other development would be allowed within the easement?
3. Further clarification on what “maintenance” means, in the context of reserving the access and utility easement to the two wells “for the purposes of maintenance of well and septic system.” We are concerned about potential armoring of the wells in the future after some removal of the shoreline protection, and would suggest some thought going into a process for relocating those wells inland instead of armoring, which, even with some armoring, may not be sustainable in the long run.
4. Additional detail and information on exactly how the proposed amendment will include “screening requirements described in Special Condition #3 of CDP 3-13-012.” An up-to-date landscape screening plan on these two parcels will be critical.
5. Additional detail and information in terms of “retaining all other development limitations included in existing deed restrictions/scenic easements/mitigation agreements.” We would appreciate the opportunity to review any draft scenic and conservation easement necessary to comply with the requirements of Special Condition #11.
6. A description of how the County is to address the issue of analyzing and/or

ATTACHMENT 4

approving this amendment based on “future conditions of the site after the rock slope protection is removed... including future erosion rates associated with the unprotected shoreline.”

Thank you for the opportunity and look forward to working with Caltrans and the County on this portion of the overall project.

Daniel

From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] On Behalf Of plreferrals@co.slo.ca.us  
Sent: Wednesday, February 25, 2015 8:29 AM  
Cc: smcmasters@co.slo.ca.us; dhawkins@co.slo.ca.us  
Subject: DRC2014-00082 CALTRANS, Coastal E-Referral, MUP, Piedras Blancas

San Luis Obispo County  
Planning & Building Department

DRC2014-00082 CALTRANS, Coastal E-Referral, MUP, Piedras Blancas

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The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Steve McMasters at 805-781-5096 or [smcmasters@co.slo.ca.us](mailto:smcmasters@co.slo.ca.us).

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Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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[Direct link to CALTRANS referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form  
Date: 02/25/2015  
Planner: Steve McMasters  
Applicant Name: Caltrans  
Case Number: DRC2014-00082

Project Description: MUP  
APN:

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Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins  
Current Planning Division  
[dhawkins@co.slo.ca.us](mailto:dhawkins@co.slo.ca.us)  
805-788-2009  
Fax 805-781-1242

[Scanned @co.slo.ca.us]